

48-313  
25026

## CORPORATE WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

033857

TRANSFER  
TAX  
PAID

THAT WATERVILLE REALTY CORPORATION, a corporation organized and existing under the laws of the State of Maine and having its principal office located at 195 Main Street, Waterville, in the County of Kennebec, and State of Maine, in consideration of one dollar and other valuable consideration paid by 195 MAIN STREET LIMITED PARTNERSHIP whose mailing address is

the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey, unto the said 195 MAIN STREET LIMITED PARTNERSHIP, its successors and assigns forever, a certain lot or parcel of land with any buildings and all improvements thereon, situated in the City of Waterville, County of Kennebec, and State of Maine bounded and described as follows:

Beginning on the westerly side of Main Street at the northeast corner of land now or formerly of Lincoln Stores, Inc. and running thence westerly on the northerly line of said now or formerly Lincoln Stores, Inc. 100.12 feet, more or less, to Merchants Court; thence northerly on Merchants Court 47.05 feet, more or less, to land formerly of Green Brothers and now or formerly occupied by McLellan's Store; thence easterly on the southerly line of said land formerly of Green brothers 100.67 feet, more or less, to Main Street; thence southerly on Main Street 47.12 feet, more or less, to the point of beginning, including all rights and title of the Grantor in the fee of Main Street and Merchants Court in the front and rear of said premises.

Together with and subject to all rights, easements interests, privileges and duties created by and now existing under a party wall agreement concerning the southerly wall of the building on the above premises as appear in an agreement between John Ware et al. and J. P. Giroux dated August 11, 1890, and recorded in the Kennebec Registry of Deeds, Book 382, Page 431, and in deed and agreement between the same parties dated December 17, 1890, and recorded in said Registry, Book 415, Page 120.

Together with and subject to all rights, easements, interests, privileges and duties created by and now existing under a party wall agreement concerning the northerly wall of the building on the above premises as appear in an agreement between Emery-Brown Company and Benjamin Green et al. dated July 6, 1929, and recorded in said Registry, Book 663, Page 184.

Being the same premises described in Quitclaim Deed of The Prudential Insurance Company of America to Waterville Realty Corporation dated February 23, 1965 and recorded in the Kennebec Registry of Deeds in Book 1372, Page 298.

Subject to Leases assigned to Grantee by separate agreement delivered simultaneously herewith.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said 195 MAIN STREET LIMITED PARTNERSHIP its successors and assigns, to it and its use and behoof forever.

And the said Grantor Corporation does hereby COVENANT with the said Grantee, its successors and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances; that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors shall and will WARRANT AND DEFEND the same to the said Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said WATERVILLE REALTY CORPORATION, has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Garland Jones, its

President, and Muriel Tonge, its Vice President, thereunto duly authorized, this 27<sup>th</sup> day of Oct, 1992.

IN THE PRESENCE OF:

WATERVILLE REALTY CORPORATION

June E. Henry By: Garland Jones  
Garland Jones, its President

Candace Clark Fillingim By: Muriel Tonge  
Muriel Tonge, its Vice President

State of Florida  
County of Sarasota

Oct 27, 1992

Personally appeared the above named Garland Jones, President of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in said capacity, and the free act and deed of said Corporation.

Notary Public, State of Florida  
My Commission Expires Feb. 4, 1995  
Bonded Thru TROY FAIR - Insurance Inc.

Before me,

June E. Henry  
Notary Public

(type or print name)

June E Henry

, 1992

State of Maine  
Kennebec, ss.

Personally appeared the above named Muriel Tonge, Vice President of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be her free act and deed in said capacity, and the free act and deed of said Corporation.

Before me,

Candace Clark Fillingim  
Notary Public

(type or print name)

PAMELA A. GILBERT  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES OCTOBER 19, 1996

HL  
L-waterville.wd-1824B

RECEIVED KENNEBEC SS.

1992 DEC -7 AM 9:00

ATTEST: Harold B. Moore

REGISTER OF DEEDS